151.0	0004	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	771,900	/	771,900
USE VALUE:	771,900	/	771,900
ASSESSED:	771,900	/	771,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CABANISS-KREUTTER LAURA L
Owner 2:	KREUTTER KEVIN D
Owner 3:	
Street 1:	15 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAKEY JOHN J & JANICE E/ -
Owner 2:	LIFE ESTATE -
Street 1:	17 RUSSELL PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Wood Shingle Exterior and 1494 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	284,700		487,200	771,900
Total Card	0.145	284,700		487,200	771,900
Total Parcel	0.145	284,700		487,200	771,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.67 | /Parcel: 516.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	100474
GIS Ref	
GIS Ref	
Insp Date	04/14/18

!11886!

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,800	0	6,300.	487,200	772,000	772,000	Year End Roll	12/18/2019
2019	101	FV	226,100	0	6,300.	456,800	682,900	682,900	Year End Roll	1/3/2019
2018	101	FV	226,100	0	6,300.	377,600	603,700	603,700	Year End Roll	12/20/2017
2017	101	FV	226,100	0	6,300.	347,100	573,200	573,200	Year End Roll	1/3/2017
2016	101	FV	226,100	0	6,300.	316,700	542,800	542,800	Year End	1/4/2016
2015	101	FV	213,500	0	6,300.	310,600	524,100	524,100	Year End Roll	12/11/2014
2014	101	FV	213,500	0	6,300.	288,700	502,200	502,200	Year End Roll	12/16/2013
2013	101	FV	213,500	0	6,300.	274,700	488,200	488,200		12/13/2012

PRINT

Date	Time
12/11/20	02:01:02

LAST REV

Date	Time
09/03/19	10:54:15

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11886

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKEY JOHN J &	71739-172	1	10/12/2018		820,000	No	No		
BAKEY JOHN J &	63262-128		2/10/2014	Convenience	1	No	No		
	11287-263		2/10/1967			No	No		N

USER DEFINED

Prior Id # 1:	100474
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	494	Insulate	1,887	C				
8/4/2009	664	Re-Roof	8,300					
6/2/2009	425	Siding	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	163	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
11/22/1999	Meas/Inspect	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	487,202	Spl Credit		Total:	487,200

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	174.179
Other Features:	67500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412633
Depreciation:	127916
Depreciated Total:	284716

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

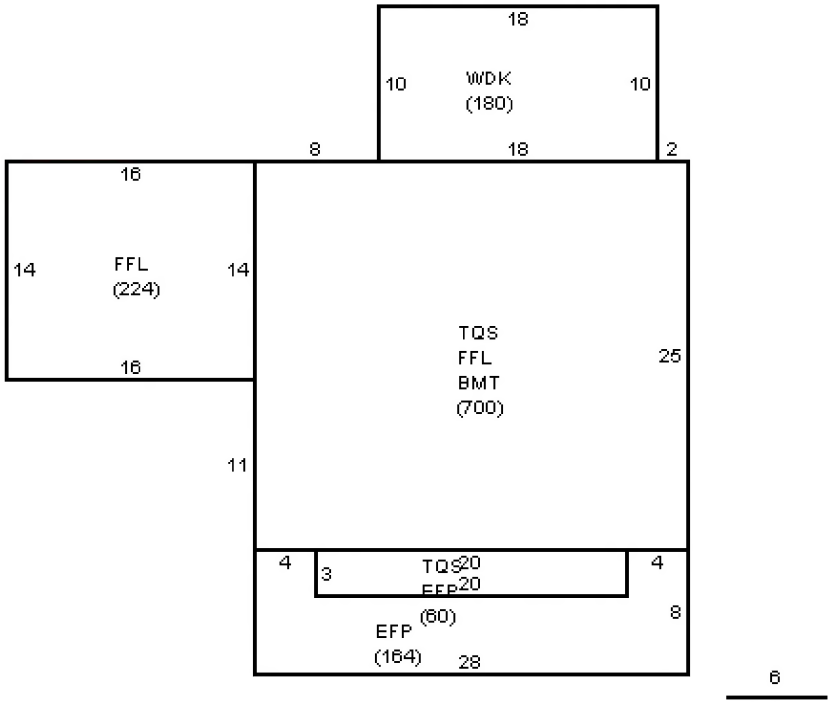
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.60
Special Features:	0	Val/Su Net:	109.58
Final Total:	284700	Val/Su SzAd	190.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	174.180	160,942
BMT	Basement	700	52.250	36,578
TQS	3/4 Story	570	174.180	99,282
EFP	Enclos Porch	224	39.080	8,755
WDK	Deck	180	11.470	2,064

Net Sketched Area:	2,598			Total:	307,621
Size Ad	1494	Gross Are	2788	FinArea	1494

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: